

023.0

0005

0004.A

Map

Block

Lot

1 of 3

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

5,549,700 / 7,095,600

USE VALUE: 5,549,700 / 7,095,600

ASSESSED: 5,549,700 / 7,095,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23-35		MASS AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MARLEY WILLIAM GNC	
Owner 2:	TR OF WGM REALTY TR	
Owner 3:		

Street 1:	204 SECOND AVE
Street 2:	

Twn/City:	WALTHAM
St/Prov:	MA
Postal:	02451

St/Prov:	Cntry:	Own Occ:	N
Postal:		Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

**NARRATIVE DESCRIPTION**

This parcel contains 101,096 Sq. Ft. of land mainly classified as Store with a Store Building built about 1995, having primarily Stucco Exterior and 9348 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

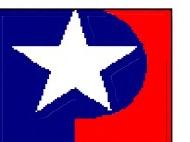
Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		101096		Sq. Ft.	Site		0	43.25	1.00	CG									4,372,402						4,372,400	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							15389
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18



**PATRIOT**  
Properties Inc.  
**USER DEFINED**

Prior Id # 1:	15389
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:27:54
<b>PRINT</b>	
<b>LAST REV</b>	
1922!	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID								
023.0-0005-0004.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	325	FV	2,674,500	48600	101,096.	4,296,600	7,019,700	7,019,700
2019	325	FV	2,623,100	50600	101,096.	4,043,800	6,717,500	6,717,500
2018	325	FV	2,623,100	50600	101,096.	3,538,400	6,212,100	6,212,100
2017	325	FV	2,623,100	50600	101,096.	2,780,100	5,453,800	5,453,800
2016	325	FV	2,623,100	50600	101,096.	2,780,100	5,453,800	5,453,800
2015	325	FV	2,294,500	51900	101,096.	2,527,400	4,873,800	4,873,800
2014	325	FV	2,294,500	51900	101,096.	2,527,400	4,873,800	4,873,800
2013	325	FV	2,228,400	51900	101,096.	2,527,400	4,807,700	4,807,700

**SALES INFORMATION**

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	14953-355		4/1/1983		657,500
					No No G

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1110	New Wind	10,172	C				
9/10/2013	1354	Add Bath	16,000	C				
7/12/2013	1068	Manual	15,000	C				
2/14/2013	200	Manual	70,000					
2/6/2013	154	Alterati	410,000	C				
11/16/2012	1502	Manual	8,500	C				
5/10/2011	417	Renovate	75,000					INTERIOR
6/2/2009	426	Manual	23,480					
9/26/2005	870	Alterati	38,000	C	G7	GR FY07		
8/19/2004	755	Sign	1,500					

Date	Result	By	Name
12/1/2018	Meas/Inspect	HS	Hanne S
5/11/2018	Meas/Inspect	HS	Hanne S
8/20/2015	Fieldrev-Chg	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
7/11/2013	Measured	JBS	JOHN S
5/22/2013	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
2/9/2009	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

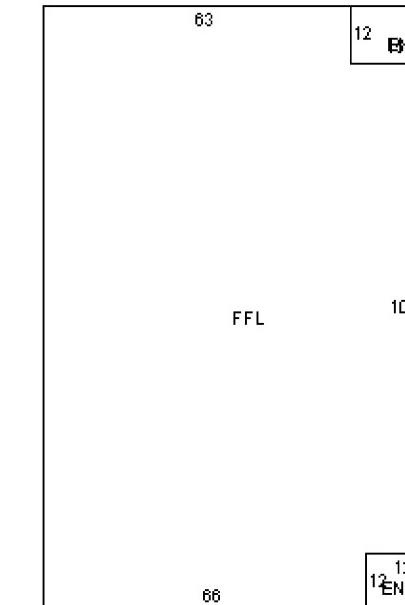
Type:	78 - Store
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 4
Foundation:	6 - Slab
Frame:	2 - Steel
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	11 - Membrane
Color:	
View / Desir:	

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

**COMMENTS**

ADDED PARCEL 23-5-9B @ OWNERS REQUEST  
(3352SFT). CVS.

**SKETCH****GENERAL INFORMATION**

Grade:	B+ - Good (+)
Year Blt:	1995
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	14
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	100
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled: 100

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:
-------	--	--------	--	-----------	--	-------	--	--------

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	30000	A	AV	1995	1.67	T	19.2	325			40,400			40,400
88	Fence-6	D	Y	1	680	A	AV	1995	8.50	T	19.2	325			4,700			4,700
77	Lite-Single	D	Y	3	1	A	AV	1995	500.00	T	19.2	325			1,200			1,200
78	Lite-Double	D	Y	4	1	A	AV	1995	700.00	T	19.2	325			2,300			2,300

Sample output to test PDF Combine only

More: N Total Yard Items: 48,600 Total Special Features: Total: 48,600

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 0 BRs: 0 Baths: HB 2	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
0	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
---------	-----	-----	----

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,348	92.500	864,710
ENT	ENTRY	180	15.710	2,827
ENT	ENTRY	144	17.110	2,464
Net Sketched Area:			Total:	870,001
Size Ad	9348	Gross Are	9672	FinArea 9348

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

**AssessPro Patriot Properties, Inc**







